



Bernard C. "Jack" Young
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

June 11, 2019

REQUEST: Development Overview- No Action Required

ADDRESS: Park Avenue and West Mulberry Street (Howard Street Commercial Historic District)

APPLICANT: Park Avenue Partners LLC

STAFF: Stacy Montgomery

SITE/HISTORIC DISTRICT

Howard Street Commercial Historic District

Situated within the historic retail core of Baltimore City, the Howard Street Commercial historic district demonstrates distinctive characteristics of modestly scaled 19th and early 20th century commercial architecture. The buildings in the district represented smaller, specialized retailers in buildings that transitioned from primarily residential to commercial use at the turn of the 20th century.

Site Conditions/Architectural Description

Located at the northwest corner of Park Avenue and West Mulberry Street, the development site includes the following sites and buildings:

- 1) 400 Park Avenue is a large, empty lot that was most recently the site of a 2-story parking deck constructed in the 1950s. The parking deck was demolished in December of 2018 with the approval of the Commission.
- 2) 409 Tyson Street, constructed in the 1920s and historically home to several furrier companies, is a multi-story red brick warehouse building which faces onto Tyson Street. Since the building was primarily used to hold valuable furs and accessories, the property has very few window and door openings on the side and rear elevations.
- 3) 406-414 Park Avenue is a group of 2 ½ and 3-story nineteenth century rowhouses with commercial storefronts at the first floor. These buildings date to the 1830s, with storefronts that were added in the late 19th or early 20th century. A mural was added to the north elevation of the property a few years ago to provide curb appeal.

- 4) 214 West Mulberry Street (the former Marticks) is an early 19th century side-gable, end of group rowhouse with a gable dormer that is obscured by an elaborate Italianate cornice. This property was acquired by the development team after the other properties.

BACKGROUND

- The entire site is located within the boundaries of the Howard Street Commercial local historic district.
- The properties at 400 Park Avenue, 406-414 Park Avenue, and 409 Tyson Street were owned by the Mayor and City Council of Baltimore and were offered in an RFP for redevelopment by the Baltimore Development Corporation. The property at 214 West Mulberry Street was acquired by the development team through a private transaction.
- At the January 9, 2018 CHAP Hearing, the Commission determined that the parking deck at 400 Park Avenue did not contribute to the Howard Street Historic District and was approved for demolition. The deck was demolished in December of 2018.
- At the August 14, 2018 CHAP hearing, the Commission determined that the rear portions of the buildings at 406-414 Park Avenue do not contribute to the historic district and could be demolished.
- At the January 8, 2019, CHAP hearing the Commission determined that the property at 214 West Mulberry Street is historically and architecturally significant and contributing to the historic district.
- At the February 12, 2019 CHAP hearing the commission heard the staff report, the applicant's presentation, and public testimony for Demolition Hearing II - Determination of Substantial Hardship for 214 West Mulberry Street and tabled the decision, allowing the applicant to explore more funding opportunities for full or partial building retention and to provide time for public understanding of the hardship claim made by the applicant.
- At the March 12, 2019 CHAP Hearing, the Commission heard a continuation of the Demolition Hearing II for 214 West Mulberry Street, wherein the applicant presented an option where the front (gable) portion of the building at 214 West Mulberry Street would be preserved and incorporated into an adjacent new development. The Commission approved the following staff recommendation:

Move staff recommendation to approve the request for the retention of the front third of the historic building and incorporation of the historic building into an adjacent new building and the demolition of the rear two-thirds of the historic building as because:

- *The demolition will be without substantial detriment to the public welfare;*
- *The demolition will be without substantial derogation from the intents and purposes to the CHAP ordinance; and*
- *The denial of a demolition permit for the rear two-thirds of the building will result in substantial hardship to the applicant.*

Staff recommends that the applicant return with a more fully developed design that thoughtfully addresses the transitions between the historic building and the new construction, so the height, scale and massing of the new construction does not overwhelm the historic building. Staff recommends that the applicant specifically consider the following in the new design:

- *The design of the new storefronts along Mulberry Street.*
 - *The setback of the façade of the new construction along Mulberry Street.*
 - *The relative floor-to-floor heights between the buildings.*
 - *The fenestration patterns on the upper stories.*
 - *The treatment of the walls of the new construction that abut the side and rear elevations of the historic Martick's building.*
- *At the May 14, 2019 CHAP hearing, the commission reviewed the insertion of new doors and windows at 409 Tyson Street and approved the following motion:*

Staff recommends approval of the proposal with final details to go to return to the full commission for review and with the following conditions:

- *On the Tyson Street façade, the historic door threshold should be moved to the new door location and a transom should be placed over the new door so it is in keeping with the height of the historic door.*
- *On the east elevation, the large, modern, 3-story window should be altered to more closely match the scale, material and configuration of the historic building.*
- *On all elevations, the new windows that are being installed in the re-opened historic windows openings should also closely match the material and configuration of the historic windows.*
- *At the May 14, 2019 Commission Hearing, the commission reviewed the concept for the construction of a new, six-story, mixed-use building at 400 Park Avenue and the rehabilitation of a portion of the adjacent historic Martick's building at 214 West Mulberry Street. The commission approved the following recommendation:*

Concept approval for the construction of a six-story, mixed-use building with the rehabilitation of the adjacent front (gable) portion of the historic building with the following conditions:

- *The applicant returns to the full commission with the final proposed materials and treatments for the new construction, and the proposed windows, doors, paint colors, and roof and dormer plan for the historic building.*

- *The historic Martick's building be painted a different color.*

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to redevelop the site which would include a mix of retail and residential uses, retaining the historic buildings (with portions removed or modified as approved by CHAP) and constructing a new six-story, mixed-use building at the corner of Park Avenue and Mulberry Street. The space between the buildings in the middle of the block, will serve as a courtyard/amenity space for the tenants of the buildings.

ANALYSIS

The development plans for the modifications to the building at 409 Tyson Street, the new construction at 400 Park Avenue, and the rehabilitation of a portion of the historic building at 214 West Mulberry Street have been presented to the commission and additional information will be presented on these specific projects at this hearing.

The work to the rowhouses at 406-414 Park Avenue is being reviewed at the staff level. Work includes repainting the buildings, installation of windows and doors, reconstruction of portions of the roof, and the installation of an exterior staircase at the rear elevation. Staff will apply primarily Chapter 1 of the Historic Preservation Design Guidelines to review the proposed work. Work that is not consistent with the CHAP Design Guidelines or that otherwise cannot be approved at the staff level will be presented to the commission.

The properties will share a courtyard/outdoor amenity space in the rear between Inloes and Wilson Alleys. This space will be in the area that is now the location of the rear appendages of the Park Avenue rowhouses that were previously approved for demolition. Portions of this space will be fenced or gated. The primary access is from Inloes Alley off of Park Avenue. The applicant will need to provide final details on the space for approval. Staff will apply Chapters 1, 2 & 4 of the Historic Preservation Design Guidelines to review this portion of the project.

NEIGHBORHOOD COMMENTS

There is no neighborhood architectural review committee here. Notice has been sent to the Downtown Partnership, Market Center Merchants Association, Mount Vernon Belvedere Association, and Baltimore Heritage.

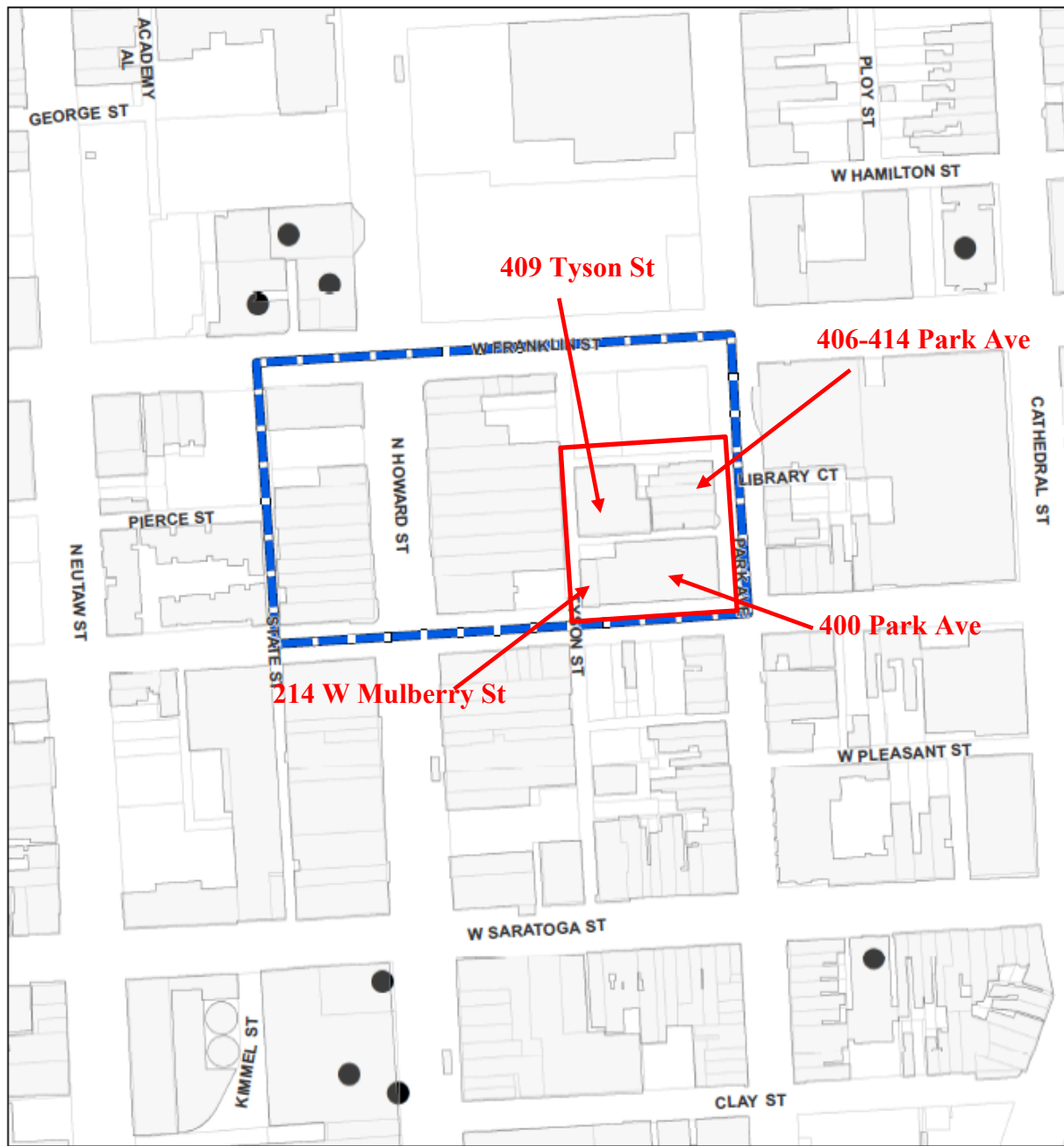
RECOMMENDATION

This is an overview of the full development of the site. Individual projects on the site that are require the commission review will be presented at this hearing. If additional work at the site requires the review of the commission, it will be brought at a future hearing.





Eric Holcomb
Director

MAPS & IMAGES



Howard Street Commerical Historic District

-  Howard Street Commercial District
-  Existing Baltimore City Landmarks



Aerial view of historic district and surrounding buildings



Aerial view of site



View of Site from North on Park Avenue



View of site from Northwest at the corner of Tyson Street and West Franklin Street



View from Southeast showing the south end of the Rowhouses on Park Avenue, the building on Tyson Street and a portion of the lot where new construction is proposed.



View of Southwest corner of site, showing Tyson Street and West Mulberry Street